



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD15-24
DATE: August 13, 2015
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Church Expansion

APPLICANT: Norman Community Church of the Nazarene
LOCATION: 1801 N. Porter Avenue
WARD: 8

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider church expansion. This property is currently zoned R-1, Single Family Dwelling District, and Special Use is requested for a Church, Temple, or Other Place of Worship.

Please join us for a Pre-Development discussion of this proposal on Thursday, August 27, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

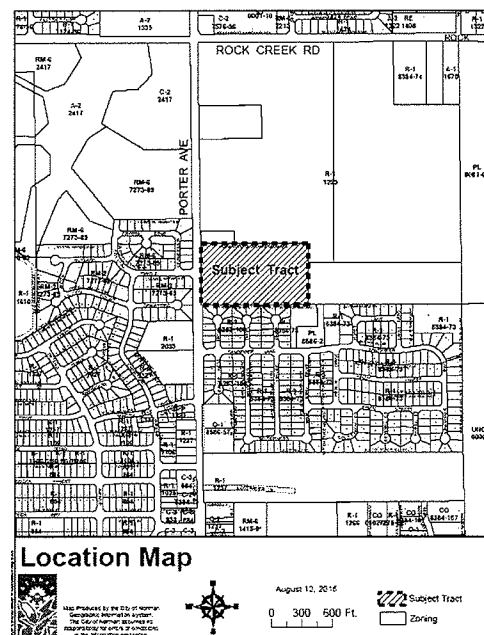
This applicant has filed a concurrent application for Planning Commission consideration of this project at their September 10, 2015 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Jason Cotton, (405) 842-1066 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 15-24

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

Norman Community Church of the Nazarene

ADDRESS

1801 N. Porter Avenue
Norman, OK 73071

EMAIL ADDRESS

jasonc@cardinalengineers.com

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Jason Cotton, P.E. - Cardinal Engineering (405) 842-1066
BEST TIME TO CALL: 8-5, M-F

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 1801 N. Porter Avenue, Norman, OK 73071

NORMAN FIRST CHURCH OF THE NAZARENE ADD LT 1:

and containing approximately 15.02 acres **acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.**

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Existing church sanctuary (+/- 15,850 sf), staff offices (3,500 sf), Youth Center (4,000 sf), Children's Center (4,000 sf), Maintenance & Storage Building (1,600 sf), Future sanctuary (16,000 sf / 600-800 seats), Amenity Patio, Athletic Fields/ Open Space (3.5 acres), Basketball & Volleyball Courts, Parking (250 spaces).

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation

☐ Rezoning to _____ District(s)

☒ Special Use for Church, Temple / Place of Worship

☐ Preliminary Plat _____ (Plat Name)

☐ Norman Rural Certificate of Survey (COS)

☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☐ Filing fee of \$125.00 n/a

Current Zoning: R-1

Current Plan Designation: Institutional

Concurrent Planning
Commission Review
Requested: X

Received on:

8-10-15
at 1:00 a.m./p.m.

by mt

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August 10, 2015

City of Norman
attn: Jane Hudson
201-A West Gray
Norman, OK 73070

RE: Project Description
Norman Community Church of the Nazarene
1801 N. Porter Avenue
Norman, Oklahoma 73071

Dear Ms. Hudson,


Norman Community Church of the Nazarene contracted with Cardinal Engineering in late July 2015 to assist with applications for a Special Use Permit, Pre-Development Informational Meeting Application and a Conceptual Campus Master Plan. The existing 15 acre development is platted and is zoned R-1 and includes an approximately 15,850 sq. ft. sanctuary with staff offices and 151 parking spaces. It is the church's intent to construct 3 additional buildings on the property in the near future to expand their campus. All new buildings will be constructed to match and complement the architectural style of the existing structure and create a cohesive campus aesthetic.

The church's immediate needs call for the construction of a 4,000 sq. ft. Youth Center on the north side of the property to serve the congregation's teens. The Center will provide classroom and recreation space for youth programs. A 3,500 sq. ft. structure on the north side of the existing sanctuary will create additional office space for the congregation's staff and volunteers. The 4,000 sq. ft. Children's Center will be constructed on the south side of the existing sanctuary and provide classrooms and secured outdoor play space for children.

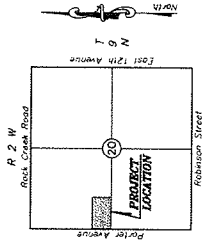
Long term expansion plans for the campus include constructing a new 600-800 seat sanctuary along Porter Avenue and additional parking spaces. After the new sanctuary is constructed, the existing sanctuary will be converted to a multi-purpose activities center for the church. An amenity patio on the east side of the building will create outdoor event space for receptions and overlook athletic fields. A 1,600 sq. ft. Storage & Maintenance building will be constructed to the east of the existing cell tower.

Cardinal Engineering and Norman Community Church of the Nazarene welcome any questions regarding the proposed improvements and look forward working with planning staff on the development of this project.

Sincerely,

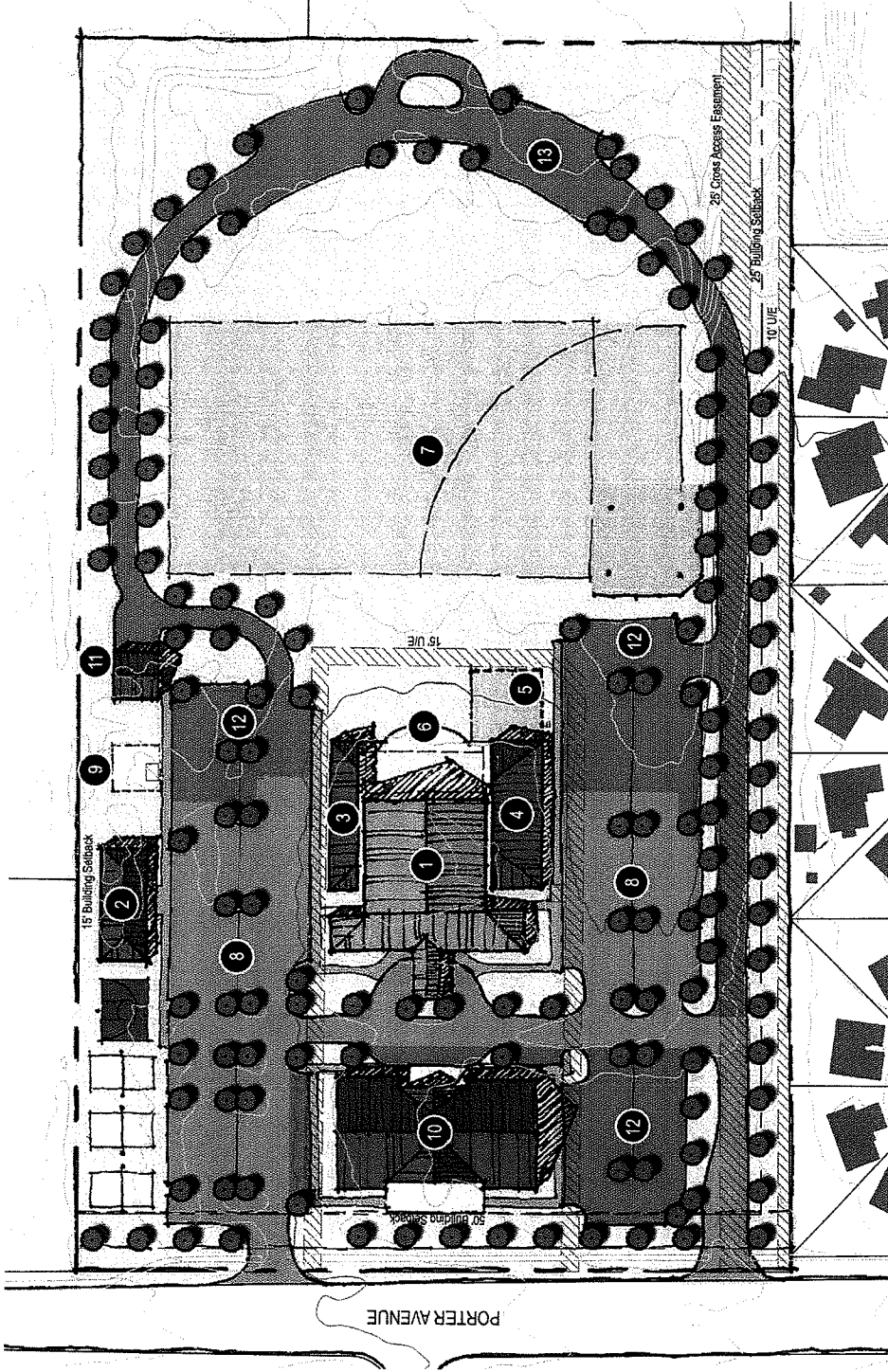
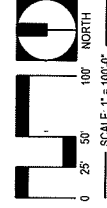


Jason Cotton, PE
Cardinal Engineering, LLC



LEGEND

1. Existing Sanctuary & Offices (+/-15,850 sf)
2. Proposed 4,000 sf Youth Center with Half Court Basketball & Sand Volleyball Courts
3. Proposed 3,500 sf Staff Offices
4. Proposed 4,000 sf Children's Center
5. Proposed Children's Play Area
6. Proposed Outdoor Amenity Patio (covered)
7. Proposed Athletic Fields
8. Existing Paving/Parking (151 spaces)
9. Existing Cell Tower
10. Future 600-800 seat Sanctuary
11. Future 1,800 sf Storage & Maintenance Building
12. Future Paving/Parking Expansion (100 spaces)
13. Future Loop Road/Parking (30 spaces)



DRAWING TITLE

PRELIMINARY DEVELOPMENT MAP (Reduced)

Project
NORMAN COMMUNITY CHURCH OF THE NAZARENE

Location
1801 N. PORTER AVENUE
NORMAN, OK 73071

Prepared for
NORMAN COMMUNITY CHURCH OF THE NAZARENE
NORMAN, OK

CARDINAL
ENGINEERING
An INVERSO/CLEAN Company

1015 N. BROADWAY AVENUE, SUITE 300
OKLAHOMA CITY, OK 73102
P: 405.842.1046 F: 405.843.4687

OKC | Norman | Tulsa | Woodward
www.cardinalengineering.com
C44 7110, expiration date 06.30.2016

SIGNATURE/SEAL

Project No. NONC151790
Drawn By NLC
Checked By NLC
Date 08.10.2015
Scale AS SHOWN
Issued For APP FOR SPECIAL USE
Drawing No.

EXHIBIT A.2